

# Affordable Homeownership Opportunities for Families in Codman Square



**Proposal to Build New  
Homes at 174-180  
Norfolk Street**

Submitted to the City of  
Boston Department of  
Neighborhood Development

What we do...





## What we do...

- **Provide decent, affordable homeownership opportunities to all of Boston's communities.**
- **Help families break the cycle of poverty and contribute to communities through homeownership**
- **Our vision: a world in which everyone has a decent place to live**



How do we do it...

- **Commitment of volunteers.**
- **Fundraising: the generosity of donors.**
- **Working closely with neighborhood organizations and people from the communities where we are building.**



For over 30 years, Habitat Greater Boston has been building affordable homes in Boston's neighborhoods.

More than 100 homes completed.

Facebook Boston group

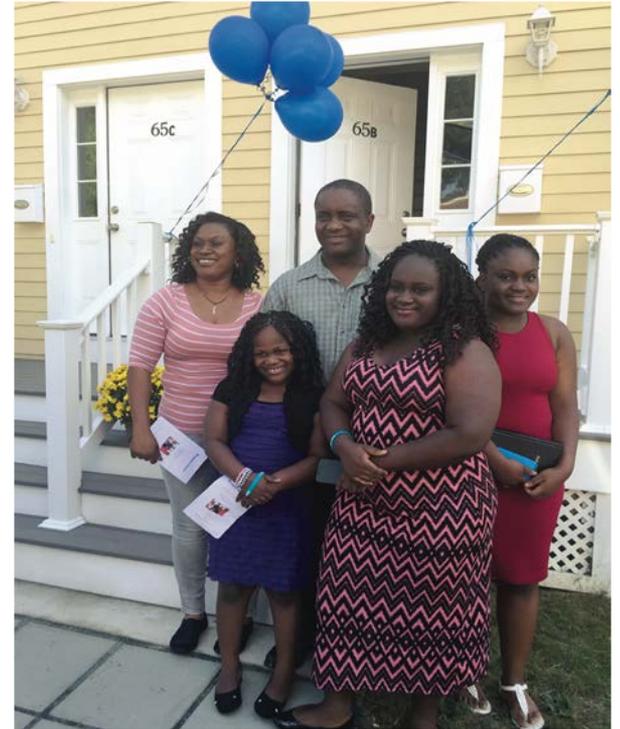


A few of the homeowner's we've helped...



# Our Selection Process

**Families must be in critical need of affordable housing, able to pay a mortgage and willing to partner with Habitat for Humanity.**

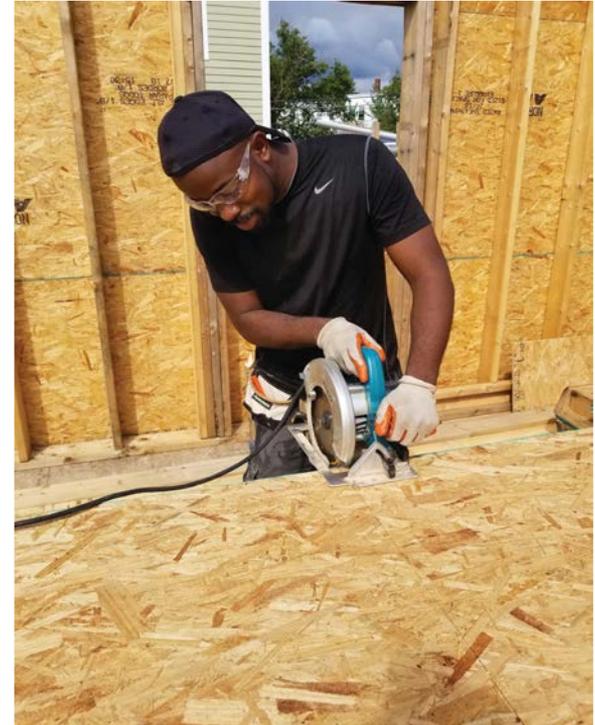


England Family

# Our Selection Process

**Each family invests 300 hours of “Sweat Equity” working on their future home in lieu of a down payment.**

**Each single-parent family: 250 hours “Sweat Equity”**



Jan Ismeus completing sweat equity hours at Fairmount Street

# Our Selection Process

## Homeownership Classes.

Future homeowners complete 10 homeownership classes that cover a range of topics.

**Our goal is to have our families become successful homeowners!**



Future Malden homeowners  
Elmostafa Assli & Laila Berrad and  
Cynthia Henandez

# Building homes in Codman Square since 2017

7 new Codman Square neighborhood homeowners.

- 4 new homes for low-income families.
- Completed two duplexes, one of new construction and one renovation.
- 3 new affordable homes at Balina Place scheduled for completion: Summer 2020



Emergo UL Group



## Balina Place Codman Square



Teferra-Desta Family



Cressey Family

# Fairmount Street Restoration

Codman Square



In 2018, Habitat Greater Boston purchased a two family home that had been vacant for 14 years. This run-down, abandoned building on Fairmount Street in Dorchester was turned into a beautiful duplex for 2 deserving families in need.





Ismeus Family



Eccleston Family



## Fairmount Street Families

# 7-11 Balina Place Dorchester

...Our Current Codman Square Neighborhood Project...



Phase II of our Balina Place Project: 3 condominium style homes

*Our homeowners are projected to move in the Summer of 2020*

# Proposal to Build New Homes at 174-180 Norfolk Street



K&A © 10/12

Match our Neighbors

**Design Goal: make sure our homes “fit” the neighborhoods where we build.**



- To start, we look at neighboring homes and structures and work to replicate our design to help keep the character of the area the same
- In the Codman Square area we see beautiful, colorful big homes with bay windows and accent moldings



**Habitat Boston wants to help to improve the areas in which we build. That is why we will work to replicate this look...**

How it will look...





BALINA PL.



- Steps and bay details in the rear of the building add continuity and create a sense of separation between garden spaces.
- On site parking space for each unit in the rear of the building.
- Garden spaces between homes

# The layout



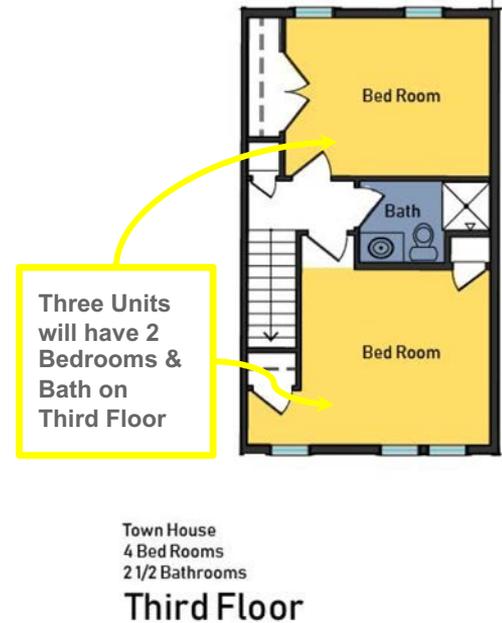
Unit B



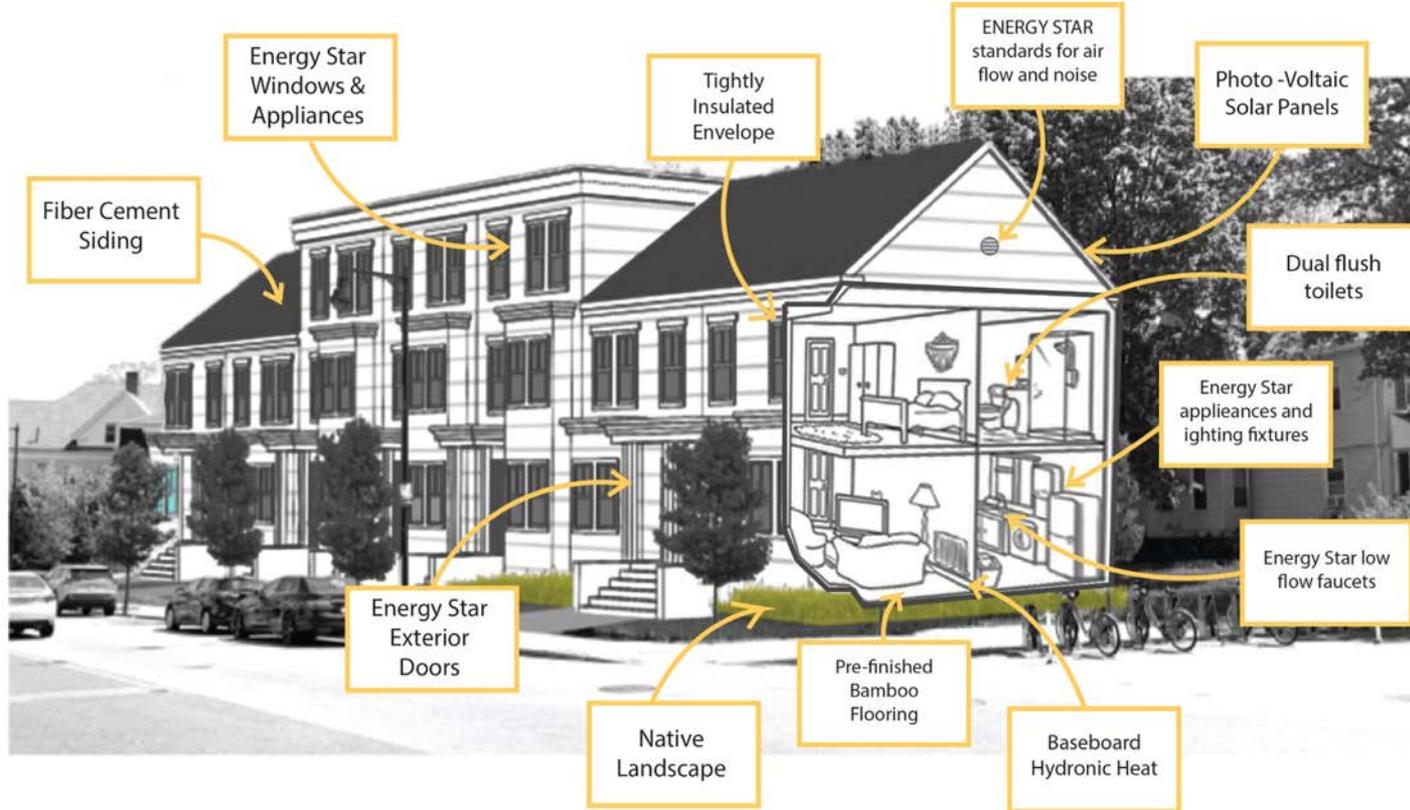
Unit B



Unit B



# We build GREEN



# To conclude...



Habitat for Humanity Greater Boston is dedicated to helping the communities in which we build. Our commitment to our homeowners does not end when the homes are sold but continues as an ongoing partnership

**We would love to continue building and making a positive impact in the Codman Square Neighborhood!**



## Thank you!

# Thank You!



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